

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Preski/Gonya Minor Subdivision; Tentative Parcel Map/ TPM 20720

April 23, 2009

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

The proposed project and any off-site improvements are located within the boundaries of the Multiple Species Conservation Program. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

The proposed project and any off-site improvements related to the proposed project are within the boundaries of the Multiple Species Conservation Program. The project conforms to the Multiple Species Conservation Program and the Biological Mitigation Ordinance as discussed in the MSCP Findings dated August 25, 2008.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

As identified within Section 67.722.A (Residential Density Controls) of the San Diego County Groundwater Ordinance, all parcels for single-family dwellings must be a minimum of 5 gross acres. The project's smallest lot is 17.63 acres, which is in compliance with the Groundwater Ordinance Residential Density Controls.

As identified within Section 67.722.C (Well Tests) of the San Diego County Groundwater Ordinance, the project conducted 1 required residential well test which passed the residential well test requirements as defined in Section 67.703.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance, Army Corps of Engineers, and California Department of Fish and Game. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, an open space easement is proposed over the entire steep slope lands. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: No sensitive habitat lands were identified on the site as determined on a site visit conducted by Terri Foster on January 17, 2008. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego certified archaeologist/historian, Laura White of Archaeological

Associates, and it has been determined that the property does not contain any archaeological/ historical sites. However because of the potential for the presence of buried, previously unrecorded, archaeological resources, this project is conditioned with a Grading Monitoring program to ensure the proper treatment and handling of any sites that may be uncovered during ground disturbing activities.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

☒

NO

☐

NOT APPLICABLE

☐

The project Stormwater Management Plan (SWMP), Preliminary Drainage Study, and Preliminary Grading Plan has been prepared by Snipes-Dye Associates. The document is substantially complete and complies with the San Diego County Standard Urban Stormwater Mitigation Plan (SUSMP) and Watershed Protection Ordinance (WPO) requirements for a Stormwater Management Plan.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

☒

NO

☐

NOT APPLICABLE

☐

The proposal would not expose people to nor generate potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

The project consists of a minor two parcel subdivision located adjacent to Skyline Truck Trail which is considered a Circulation Element Road. The project is subject to the County Noise Element noise thresholds of 60 dBA CNEL to any proposed noise sensitive receptors. Based on SanDag 2030 Traffic Forecast website, future traffic along this roadway segment is anticipated to be as high as 4,000 Average Daily Trips (ADT). This data was utilized in determining the location of the future traffic 60 dBA CNEL location. It was determined based on in-house GIS maps and noise calculations that the future 60 dBA CNEL will be located approximately 200 feet from the Skyline Truck Trail centerline. This is also identified with the map TPM20720. The proposed pad areas are considered to be well distanced from the future 60 dBA CNEL contour and the project demonstrates consistency with the County General Plan Noise Element for exterior noise sensitive land uses. A noise protection easement will be placed over the first 200 feet from the Skyline Truck Trail centerline to ensure any future noise sensitive land uses within this easement will comply with County noise standards.